

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

168 Frankston-Dandenong Road, Seaford Vic 3198
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$730,000

 &

\$770,000

Median sale price

Median price

\$893,750

 Property Type

House

 Suburb

Seaford

Period - From

01/01/2024

 to

31/03/2024

 Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	306 Frankston Dandenong Rd SEAFORD 3198	\$780,000	21/02/2024
2	8 Beverley CI FRANKSTON 3199	\$750,000	13/12/2023
3	208 Frankston Dandenong Rd SEAFORD 3198	\$700,000	28/05/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/06/2024 15:19



3 1 2

Property Type: House
Land Size: 677 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$770,000
Median House Price
March quarter 2024: \$893,750

Comparable Properties



306 Frankston Dandenong Rd SEAFORD 3198 **Agent Comments**
(REI/VG)

4 2 2

Price: \$780,000
Method: Private Sale
Date: 21/02/2024
Property Type: House
Land Size: 836 sqm approx



8 Beverley CI FRANKSTON 3199 (VG) **Agent Comments**

3 - -

Price: \$750,000
Method: Sale
Date: 13/12/2023
Property Type: House (Res)
Land Size: 567 sqm approx



208 Frankston Dandenong Rd SEAFORD 3198 **Agent Comments**
(REI)

3 2 2

Price: \$700,000
Method: Private Sale
Date: 28/05/2024
Property Type: House
Land Size: 653 sqm approx

Account - Buxton | P: 03 9772 7222 | F: 03 9776 0501